



CITY OF BISHOP

377 West Line Street - Bishop, California 93514

P. O. Box 1236 - Bishop, California 93515

City Hall (760) 873-5863 - Fax (760) 873-4873

February 25, 2009

State Clearinghouse
P. O. Box 3044
Sacramento, CA 95812-3044

Department of Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

RE: CITY OF BISHOP GENERAL PLAN ANNUAL PROGRESS REPORT 2008

Enclosed is the City of Bishop's General Plan Annual Progress Report for the calendar year 2008. This report was approved by the City Council at its regular meeting on February 23, 2009.

If you have any questions, please contact our office at (760) 873-5863.

Sincerely,

Richard F. Pucci
City Administrator

RFP:dg
Enc.

HOUSING POLICY
DEVELOPMENT, HCD

MAR 03 2009



CITY OF BISHOP

377 West Line Street - Bishop, California 93514

Post Office Box 1236 - Bishop, California 93515

760-873-8458 publicworks@ca-bishop.us

www.ca-bishop.us

General Plan 2008 Annual Progress Report

Introduction

The City of Bishop is required by State law to have a legally adequate General Plan (Government Code sec. 65300 et seq), which primarily addresses the physical development of the City. As part of its General Plan, the City must include the following seven elements 1) Land Use, 2) Circulation, 3) Housing, 4) Conservation, 5) Open Space, 6) Noise, 7) Safety (sec. 65301(c)). The City's General Plan also includes three optional elements Economic Development, Public Services/Facilities and Parks/Recreation.

State law further requires the preparation of an annual progress report to the City Council, the Governors Office of Planning and Research (OPR) and the State Housing and Community Development Department (sec. 65400(b)). The purpose of the report is to provide the City Council and state agencies with an update on the City's progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

Background

The City of Bishop is the only incorporated City in Inyo County with a geographic area of approximately two square miles and a current population of three thousand five hundred fifty one (3551). The 2000 Census data reported a population for Bishop of three thousand five hundred seventy five (3575) which reflects zero to negative growth the past eight years. City population growth, housing and job generation have been consistent with no anticipated growth or job generation. Bishops City Council, Planning Commission, Sewer and Water Advisory Committee and Parks and Recreation Advisory Committee hold regular meetings encouraging implementation of the General Plan and its various elements. The last General Plan update was November 1993.

Analysis

There were no General Plan amendments introduced or implemented during the calendar year 2008. An update of the City's Housing Element has been initiated for the 2009/2014 planning period. An outside consulting firm has been hired to draft a Housing Element update, and the City will begin public hearings on the draft Housing Element in the near future.

The following discussion summarizes the status and the implementation progress of individual Elements during the calendar year 2008.

Land Use Element

The Land Use element designates the location and extent of land categories such as housing, business, industry, public facilities and open space. It includes policies and a land use map. The progress towards implementation of the Land Use Element includes the continued processing of development applications throughout the community.

Circulation

The Circulation Element indicates the general location and extent of existing and proposed major roadways, transportation routes, with a correlation between the system and the existing and proposed land uses of the area. Expansion and/or improvements of existing facilities within the urban area of Bishop, as well as construction of proposed roadways will greatly improve the traffic conditions within the City. Progress towards implementation of this Element includes an ongoing review of projects for conformance to the Circulation Element. In 2008, the City initiated contracts with several consultants to deliver project environmental studies for Grove Street, South Second Street, North Third Street, West Pine Street, Sneden Street and Short Street Improvement Projects. The City created a scope of work and submitted an application to Caltrans for the Sierra Street Bike Path Rehabilitation project. In addition, a scope of work and administrative draft for the Pine to Park Path Project and the Seibu to School Path Project has been developed.

The City also completed the MacIver Street extension and improvement project. The Public Works Department performed a comprehensive sidewalk safety inspection of all City streets. The City continues to work on routine maintenance and perform their annual crack seal program for City streets.

Housing

The City's growth is constrained on all four sides: on the north, east and south by properties owned by other public entities; and the west by the Bishop Paiute Indian Reservation.

Bishop has approximately four hundred acres of undeveloped land of varying zoning designations. However, the City is constrained in planning for their future use because these lands are owned by other public entities and are not available for development. Existing available residential vacant land within the City limits is minimal. In a sense, these constraints require the City to emphasize compact development; that is, there are very limited locations the City may grow. The City initiated an Environmental Constraints Study pertaining to housing development and vacant properties within the City during the 2008 year. There was one development application processed during the 2008 planning year.

A. Progress in Meeting the City's Share of Regional Housing Needs for 2003 Housing Element Planning Period 2003 – 2008

The following information is provided to comply with progress report requirements of the Government Code in regard to meeting the City's share of regional housing needs for the 2003 Housing Element planning period 2003-2008.

- 9 units affordable to very low income households.
- 8 units affordable to low income households.
- 12 units affordable to moderate income households.
- 43 units affordable to above moderate income households.

Table B (attached) provides a detailed summary of Bishop's progress in meeting regional housing needs for the 2003 Housing element planning period. The information in the table shows the number of residential units that have been built and units that have been rehabilitated. Since the adoption of the 2003 Housing Element, the City has approved several minor development projects that have increased the number of low income and moderate income housing units.

As shown in Table B, the City has already built or rehabilitated 32 housing units from January 1, 2003 to December 31, 2008. Twenty-eight (28) have been built and four (4) (17 actual) have been rehabilitated. The City has built enough units to exceed its 'Low Income and Moderate Income' housing need for the 2003-2008 planning period. The total needed units are considered by income category and therefore the City has a remaining need of 51 units. The number of units that have been built in the other income categories is still below the regional need, especially in the above moderate income category. The State Department of Housing and Community Development allows limited credit toward meeting the Regional Housing Need Analysis numbers incorporated into the City's Housing Element for rehabilitation projects. The State allows a 1:4 ratio for rehabilitated units. The rehabilitated units in Table B reflect the 1:4 ratio.

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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B. 2009 Housing Element Update

The process of updating the Housing Element has been initiated by HCD through the regional housing needs process. Through this process, each jurisdiction in the State is given a "fair share" housing needs determination. Bishop's 'RHNA' numbers for the 2009 Housing Element planning period of January 1, 2009 to December 31, 2014 are the following:

- 28 unit affordable to very low income households
- 17 units affordable to low income households
- 20 units affordable to moderate income households
- 46 units affordable to above moderate households

Conservation/ Open Space

The purpose of the Conservation and Open Space Element is to identify goals, objectives and policies for the management, preservation and conservation of open space and natural resources. The progress toward implementation includes ongoing review of development projects for conformance to the Conservation/Open Space Element.

Noise

The Noise Element is a guide to be used to identify and mitigate problems which may result from excessive noise levels. The Noise Element also serves as a guideline for compliance with the State's noise insulation standards. The progress toward implementation of this element includes ongoing control of excessive noise in accordance with the Bishop Municipal Code Sec 8.12 Noise Control.

Safety

The Safety Element identifies goals, objectives and policies for the protection and safety of the general public concerning air quality, seismic and geologic hazards, flooding, hazardous materials, and wildland fires. The progress toward implementation of this Element includes ongoing review of development projects for conformance to the Safety Element.

Public Services/Facilities

The Public Services and Facilities Element establishes policies for services that are essential to assure the public health and safety. Public Services that Bishop provides include water distribution, wastewater collection, building safety, fire protection and police. The element provides information that is vital to the sustenance of the City's infrastructure, public protection and Capital Improvement Program. Bishop has a low growth rate and limited new development activity which limits the City to maintaining and rebuilding the existing infrastructure. The progress toward implementation includes ongoing review of projects for conformance to the Public Services/Facilities Element.

In 2008, the City initiated and completed several Public Services projects.

- Completed the City's Water Master Plan.
- City Council gave approval for the joint purchase of a Sewer Camera with the Eastern Sierra Community Service District.

- The Public Works Crew attended a Well Pump and Pump Maintenance class provided by California Rural Water Association.
- The Public Works Department continued with routine inspections of commercial grease interceptors.
- The City selected a consultant and entered into contract to perform the 2008 Water and Sewer Rate Study.
- The City selected a consultant to do Well #4 and Well #2 Assessment projects.
- Established an Environmental document with a negative declaration determination for an interconnection of the sanitary waste systems between City and Eastern Sierra Community Services District and met with representatives of the Eastern Sierra Community Services District and a consulting firm to initiate work on an interconnection project.
- Entered into negotiations between Indian Creek Water Association and the City regarding an interconnection of respective water systems.
- Continued with the ongoing development and additions to the City's Geographic Information System thru CBDG funding.

Parks/Recreation

The Parks and Recreation Element establishes goals and policies to identify parks and recreational resources and suggest ways in which additional recreational needs can be satisfied, and guide the acquisition and development of future parks and recreational areas. Progress toward implementation of the Parks/Recreation Element the City established and finalized a Parks and Recreation Master Plan, entered into negotiations and near complete long term lease document for an extended park property lease between the City and LADWP which will help acquire funding for future parks and recreational development. The City also established and maintains existing community and recreational programs and activities.

Planning Commission Action January 1, 2008 – December 31,

- 1/14/08 **Categorical Exemption.** Class 3 – Section 15303 (E). Permit the placement of three storage containers at 481 East Line Street to comply with City of Bishop Ordinance No. 499.
- 1/29/08 **Conditional Use Permit.** The Planning Commission granted a conditional use permit for the placement of three storage containers at 481 East Line Street, which is located in a C-2 district.
- 2/11/08 **Negative Declaration of Environmental Impact.** The City Council agreed to accept the environmental assessment and adopt the negative declaration and file a notice of determination that a project to increase the signage at 1190-D North Main Street, Vons Fuel Center, will not have a significant adverse impact on the environment.
- 2/26/08 **Conditional Use Permit.** Continued the request for a Conditional Use Permit to set aside the existing 80 square foot sign limitation to allow 406.40 square feet of signage at 1190-D North Main Street, Vons Fuel Center.

- 3/24/08 **Environmental Constraints Grant, Release of RFP's** - The City Council authorized the release of Request for Proposals to hire a consultant to survey environmental constraints on land in and adjacent to the City. This will help identify land suitable for affordable housing.
- 3/25/08 **Conditional Use Permit.** The Planning Commission granted a conditional use permit to set aside the existing 80 square foot sign limitation at 1190-D North Main Street, Vons Fuel Center with the following conditions: (1) Obtain encroachment permit for the existing driveway, (2) Relocate existing Spruce Street sign to alleviate the line of sight problem, (3) No fuel pricing on the north face pylon sign and (4) No flashing sign lights.
- 4/29/08 **Public Hearing** - The Planning Commission continued the request for a Conditional Use Permit by Sierra Surf Connections, Inc. for Carl's Jr. Restaurant to increase the allowable 80 square of signage at 768 North Main Street.
- 5/12/08 **Negative Declaration of Environmental Impact** – The City Council adopted a Negative Declaration and authorized the filing of a Notice of Determination to set aside the City of Bishop's sign ordinance to increase signage at 768 N. Main Street. This project will not have a significant adverse effect on the environment.
- 5/28/08 **Public Hearing** – The Planning Commission granted a conditional use permit to allow Carl's Jr. Restaurant to increase the allowable 80 square feet of signage to 176 square feet of signage at 768 North Main Street, which is located in a C-1 district with the condition that they remove the pennant flag banners placed on the front of the property and not re-install them.
- 6/23/08 **Negative Declaration of Environmental Impact** – AltaOne 462 N. Main Street – Request to increase the candlefoot power at the ATM machine to bring into compliance with state codes. The City Council adopted a Negative Declaration of Environmental Impact based on the findings that the project is consistent with the General Plan land use designation; meets the City's Municipal Code requirements for parking; does not require expansion of private utilities and services and involves no potential adverse effect on wildlife, native plants, streams, historic resources and human beings.
- Mitigated Negative Declaration of Environmental Review** – Bank of America, 536 N. Main Street – Request for 152 square feet of new and reconfigured signage. The City Council adopted a Mitigated Negative Declaration of Environmental Impact based on the findings that the project involves no potential for adverse effect on wildlife, native plants, streams, historic resources and human beings.
- Mitigated Measures** – The applicant will be required to provide structural evaluation and design on the pylon sign pole and obtain an encroachment permit of any work occurring in the right of way.

- 6/24/08 **Public Hearing** – The Planning Commission continued the request to allow Bank of America to increase the allowable 80 square feet of signage at 536 North Main Street to their next meeting July 29, 2008.
- 7/29/08 **Public Hearing** – The Planning Commission granted a conditional use permit to allow Bank of America to set aside Bishop Municipal Code Section 17.76.100 to increase the allowable square footage of signage to 132 square feet and reduce the height of the pylon sign to 20 feet.
- 8/25/08 **Negative Declaration of Environmental Impact** – The City Council approved the introduction of Ordinance No. 523 by title only and set September 8, 2008 for the adoption of the 2007 California Building Codes. **Housing Element** – City Council authorized execution of an agreement with Bauer Environmental for the development of the required 2009 Housing Element Update.
- 9/8/08 **Negative Declaration of Environmental Impact** – 287 E. Line Street. The City Council adopted a Negative Declaration for a Conditional Use Permit and Tentative Parcel Map with a finding that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historical resources and human beings.
Ordinance 523 / California Building Codes - The City Council adopted the 2007 California Building Standards Code.
Hartshorn Trust Easements – The City Council adopted a resolution of the City of Bishop accepting utility easement grant deeds at 592 and 596 North Third Street for Road Project A in the City of Bishop.
- 9/30/08 **Tentative Parcel Map 388** – The Planning Commission approved Tentative Parcel Map 388 to divide a 0.30 parcel into four separately owned condominium units at 287 E. Line Street.
Conditional Use Permit – The Planning Commission granted a conditional use permit to convert a four-unit residential apartment complex into four separately owned condominium units at 287 East Line Street.
- 10/27/08 **Resolution 08-15** – The City Council adopted a resolution approving an application for funding and the execution of a grant agreement from the planning and technical assistance allocation of the State CDBG Program.
- 11/24/08 **Negative Declaration of Environmental Impact** – The City Council adopted a Negative Declaration for a Conditional Use Permit to allow the set aside of the side yard setback and parking requirements at 731 West Pine Street. This project will not have a significant adverse effect on the environment.
Negative Declaration of Environment Impact – The City Council adopted a Negative Declaration for a Conditional Use Permit to allow the set aside of the minimum parking requirements at 156 East Pine Street as the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.

12/9/08 **Public Hearing** – The planning commission granted a conditional use permit to set aside the side yard setback and residential parking requirements at 731 West Pine Street.

Conditional Use Permit – The planning commission granted a conditional use permit to set aside the commercial parking requirements at 156 East Pine Street to waive 5 parking spaces.

Business License

There were a total of 73 new business license applications reviewed and approved in 2008. Of the total applications, 23 listed business locations are within the City of Bishop.

Building Permits

There were 126 building permits application reviewed and issued in 2008. Of these permits reviewed, 1 was for new single-family residential dwelling unit, 0 for multi-family residential dwelling units, 20 for residential remodel improvements, 33 re-roof permits, 41 for various electrical / plumbing / mechanical improvements, 22 commercial occupancy permits and 9 sign permits

Website

Municipal (Zoning) Code and General Plan information can be located at the City of Bishop website at www.ca-bishop.us. Active CEQA documents are available on the City's website. In addition, Planning Commission and City Council agendas and minutes are posted on the City's website. The City's website is under continuous development with regular additions.

Acceptance of the 2008 General Plan Progress Report by the City Council, February 23, 2009